



## 22 Butts Avenue, WN7 3DH Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic bay-fronted three-bedroom semi detached property, positioned within a popular location. This lovely home boasts generous accommodation, together with enclosed rear gardens and off-road parking. Ideal for a range of buyers, early viewing is highly advised.

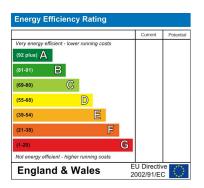
Entry is via a welcoming entrance hallway, which leads into the well-proportioned bay-fronted sitting room. To the rear sits a spacious kitchen/dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom.

Outside, the front gardens are enclosed and provide ample off-road parking. The enclosed rear gardens offer generous outdoor space.

















30 Bolton Old Road, Atherton, M46 9DL